

PB# 01-68

**All Phase Structure
(LLC)**

56-1-24

(Garguilo / Derevensky Property)
Tolman Rd. (De Kay)

Approved 1-10-2002

#01-68

Map Number 8-02 City ☐
Section 56 Block 1 Lot 47 Town ☒ New Windsor
+ 24 Village ☐

Title: Lyons, Timothy J.

Dated: 12-9-01 Filed 2-1-02

Approved by James Bresnan

on 1-10-02

Record Owner Lyons, Timothy J.

LOT Line Change

DONNA L. BENSON
Orange County Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/15/2002

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 1-68

NAME: ALL PHASE STRUCTURE CORP L L CHG PA2001-1164

APPLICANT: ALL PHASE STRUCTURE CORP (TIM LYON)

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/10/2002	PLANS STAMPED	APPROVED
12/12/2001	P.B. APPEARANCE	LA:ND WVE PH APP
12/05/2001	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/15/2002

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-68

NAME: ALL PHASE STRUCTURE CORP L L CHG PA2001-1164

APPLICANT: ALL PHASE STRUCTURE CORP (TIM LYON)

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	12/10/2001	EAF SUBMITTED	12/10/2001	WITH APPLIC
ORIG	12/10/2001	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	12/10/2001	LEAD AGENCY DECLARED	12/12/2001	TOOK LA
ORIG	12/10/2001	DECLARATION (POS/NEG)	12/12/2001	DECL NEG DEC
ORIG	12/10/2001	SCHEDULE PUBLIC HEARING	/ /	
ORIG	12/10/2001	PUBLIC HEARING HELD	/ /	
ORIG	12/10/2001	WAIVE PUBLIC HEARING	12/12/2001	WAIVE PH
ORIG	12/10/2001	AGRICULTURAL NOTICES	/ /	
ORIG	12/10/2001	BUILDING DEPT REFER NUMBER	/ /	

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#31-2002

01/09/2002

Lyons, Timothy *#01-68 Approval Fee*

Received \$ 100.00 for Planning Board Fees, on 01/09/2002. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/09/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 1-68

NAME: ALL PHASE STRUCTURE CORP L L CHG PA2001-1164

APPLICANT: ALL PHASE STRUCTURE CORP (TIM LYON)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/10/2001	REC. CK. #1025	PAID		150.00	
12/12/2001	P.B. ATTY. FEE	CHG	35.00		
12/12/2001	P.B. MINUTES	CHG	18.00		
01/03/2002	P.B. ENGINEER FEE	CHG	119.00		
01/08/2002	REC. CK. #179	PAID		22.00	
		TOTAL:	172.00	172.00	0.00



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/09/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 1-68

NAME: ALL PHASE STRUCTURE CORP L L CHG PA2001-1164

APPLICANT: ALL PHASE STRUCTURE CORP (TIM LYON)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/03/2002	L.L. CHANGE APPROVAL	CHG	100.00		
01/08/2002	REC. CK. #180	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/04/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-68

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12/12/2001	P.B. MINUTES	CHG	18.00		
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PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/04/2002

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			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

P.B.# 01-68

[illegible]

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/12/2001

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 1-68

NAME: ALL PHASE STRUCTURE CORP L L CHG PA2001-1164

APPLICANT: ALL PHASE STRUCTURE CORP (TIM LYON)

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	12/10/2001	MUNICIPAL HIGHWAY	12/10/2001	APPROVED
ORIG	12/10/2001	MUNICIPAL WATER	12/11/2001	APPROVED
ORIG	12/10/2001	MUNICIPAL SEWER	/ /	
ORIG	12/10/2001	MUNICIPAL FIRE	/ /	
ORIG	12/10/2001	NYS DOT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/12/2001

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--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

12/05/2001 WORK SESSION APPEARANCE SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/12/2001

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ORIG	12/10/2001	LEAD AGENCY DECLARED	/	/
ORIG	12/10/2001	DECLARATION (POS/NEG)	/	/
ORIG	12/10/2001	SCHEDULE PUBLIC HEARING	/	/
ORIG	12/10/2001	PUBLIC HEARING HELD	/	/
ORIG	12/10/2001	WAIVE PUBLIC HEARING	/	/
ORIG	12/10/2001	AGRICULTURAL NOTICES	/	/
ORIG	12/10/2001	BUILDING DEPT REFER NUMBER	/	/

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#1136-2001

12/10/2001

All Phase Structure I LLC
P O Box 16
Salisbury Mill, NY 12577

Received \$ 50.00 for Planning Board Fees, on 12/10/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

#01-68
application *See*

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/10/2001

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LISTING OF PLANNING BOARD **FEES**
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APPLICANT: ALL PHASE STRUCTURE CORP (TIM LYON)

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/10/2001	REC. CK. #1025	PAID		150.00	
		TOTAL:	0.00	150.00	-150.00

A. Zappo



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

RECEIVED

DEC 11 2001

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 01-68

DATE PLAN RECEIVED: DEC 10 2001

Please return
by 12/11

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒
disapproved ☐

If disapproved, please list reason _____

Shy Kull 12/10/01
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

01-68

DATE PLAN RECEIVED:

DEC 10 2001

The maps and plans for the Site Approval

Subdivision _____ as submitted by

_____ for the building or subdivision of

all Phase Structure _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

No twin water in this area

HIGHWAY SUPERINTENDENT _____ DATE _____

Stan D. D'... 12-11-01
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF: New Windsor P/B APP. NO.: _____

WORK SESSION DATE: 5 DEC '01 PROJECT: NEW X OLD _____

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Full App

PROJECT NAME: Derevensky / Lyon ^{Tim} 4/c change

REPRESENTATIVES PRESENT: Dick DeKay - Tim Lyon

MUNICIPAL REPS PRESENT:

BLDG INSP.	_____	FIRE INSP.	<u>X</u>
ENGINEER	<u>X</u>	PLANNER	_____
P/B CHMN	_____	OTHER	_____

ITEMS DISCUSSED:

- Totem Rd just on
south side of tunnel
small Δ lot.
56-1-24
(neighbor has 14+4 Derevensky)

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____
(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

* Important for Henry Kroll to
visit site & pick location for driveway.

- Location plan of both lots / also key plan

- table (bulk)

- MJE to ck w/ Kroll - existing permit already
issued?

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change ☒ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 56 Block ① Lot 24

BUILDING DEPARTMENT REFERRAL NUMBER 2001 - 1164

1. Name of Project LOT LINE CHANGE - PLOT PLAN FOR ALL PHASE STRUCTURE I, LLC

2. Owner of Record MICHAEL AND ELLAINE GARGUULO HW
RICHARD AND LAURA DEREVENSKY Phone 496-3265

Address: 184 TOLEMAN ROAD, WASHINGTONVILLE, N.Y. 10992
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant TIM LYON DBA ALL PHASE STRUCTURE I, LLC Phone 497-3856

Address: P.O. Box 16 Salisbury Mills, N.Y. 12577
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan RICHARD DEKAY, C.S. Phone 534-8127

Address: 4 DYER LANE, P.O. Box 313 CORWATON, N.Y. 12518
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney DANIEL BLOOM, ESQ. Phone 561-6920

Address: 530 BLOOMING GROVE TPK, P.O. Box 4323 NEW WINDSOR, N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

R. DEKAY, C.S. 534-8127
(Name) (Phone)

7. Project Location: On the EAST side of TOLEMAN ROAD OVERSEEN feet
(Direction) (Street) (No.)
NORTH of BULL ROAD
(Direction) (Street)

8. Project Data: Acreage 1.84± Zone R-3 School Dist. WASHINGTONVILLE CENTRAL SCHOOL DIST.

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) Lot Line Change

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ✓

12. Has a Special Permit previously been granted for this property? yes _____ no ✓

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

10th DAY OF December 2001

[Signature]
APPLICANT'S SIGNATURE

[Signature]
DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4954065
NOTARY PUBLIC
Commission Expires July 15, 2003

Timothy Lyons
Please Print Applicant's Name as Signed

TOWN USE ONLY: ENCL

DEC 10 2001

DATE APPLICATION RECEIVED

01-68
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

MICHAEL GARGUILLO, deposes and says that he resides
(OWNER)
at 7705 6th AVENUE in the County of KINGS
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map
(Sec. 56 Block 1 Lot 24)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:

TIMOTHY LYONS

(Applicant Name & Address, if different from owner)

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: DECEMBER 12, 2001

Michael Garguilo
Owner's Signature

J. Cassa
Witness Signature

for Michael Garguilo

[Signature]
Applicant's Signature if different than owner

[Signature] C.S.
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Richard Deremensky, deposes and says that he resides
(OWNER)
at 184 Toleman Road, Westhampton in the County of ORANGE
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map

(Sec. 56 Block (1) Lot 24)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he authorizes:

Tim Lyon owner All Phase Structure I, LLC
(Applicant Name & Address, if different from owner)
Richard DeKay, P.O. Box 313 Cornwall, NY 12518
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date:

Dec. 10, 2001

Witness' Signature

[Signature]

Owner's Signature

Applicant's Signature if different than owner

Representative's Signature

[Signature]

[Signature]

[Signature]

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED
DEC 10 2001

01-68

REC'D
"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

Property is not in a Flood Zone

RECEIVED
DEC 10 2001

01-68

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>ALL PHASE STRUCTURE I, LLC</i>	2. PROJECT NAME <i>LOT LINE CHANGE</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE COUNTY</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>184 TOLEMAN ROAD to NORTH BEFORE TUNNEL UNDER CONRAIL TRACKS</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>TRANSFER 1.2 ± AC FROM 14.5 ± AC (PEREVENSKY HWY) TO ALL PHASE STRUCTURE I, LLC TO COMPLY WITH 1.75 MIN AC ZONING. TOTAL 1.84 ± AC.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>1.8 ±</i> acres Ultimately <i>1.8 ±</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>ALL PHASE STRUCTURE I, LLC</i>	Date: <i>DEC. 10, 2001</i>
Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

DEC 10 2001

01-66

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

N/A (NOT APPLICABLE)

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

N/A

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

N/A

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

N/A

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

N/A

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

N/A

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

NONE

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☒ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)


Date

TOWN OF NEW WINDSOR PLANNING BOARD
~~SUBDIVISION~~/LOT LINE CHANGE CHECKLIST

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

NA = NOT APPLICABLE

1. ✓ Name and address of Applicant.
- * 2. ✓ Name and address of Owner.
3. ✓ *lot line change*
~~Subdivision~~ name and location
4. ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval.
(ON ALL PAGES OF SUBDIVISION PLAN)

SAMPLE: 
5. ✓ Tax Map Data (Section, Block & Lot).
6. ✓ Location Map at a scale of 1" = ^{800'}2,000 ft.
7. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. NA Show zoning boundary if any portion of proposed *lot line change* subdivision is within or adjacent to a different zone.
9. ✓ Date of plat preparation and/or date of any plat revisions.
10. ✓ Scale the plat is drawn to and North arrow.
11. NA Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ✓ Surveyor's certificate.
13. ✓ Surveyor's seal and signature.
14. ✓ Name of adjoining owners.
15. NA Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. NA Flood land boundaries.
17. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. ✓ Final metes and bounds.

19. NA Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. NA Include existing or proposed easements.
21. NA Right-of-way widths.
22. NA Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. NA Number the lots including residual lot.
25. ✓ Show any existing waterways.
- *26. NA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. NA *CONTRACT ENCLOSED -*
Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. NA Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. ✓ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. ✓ Provide A septic system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (*1 Foot* ft. interval preferred) and indicate source of contour data.
33. ✓ Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. NA Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. NA A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

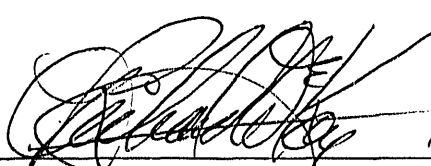
APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  12-10-01
Licensed Professional Date

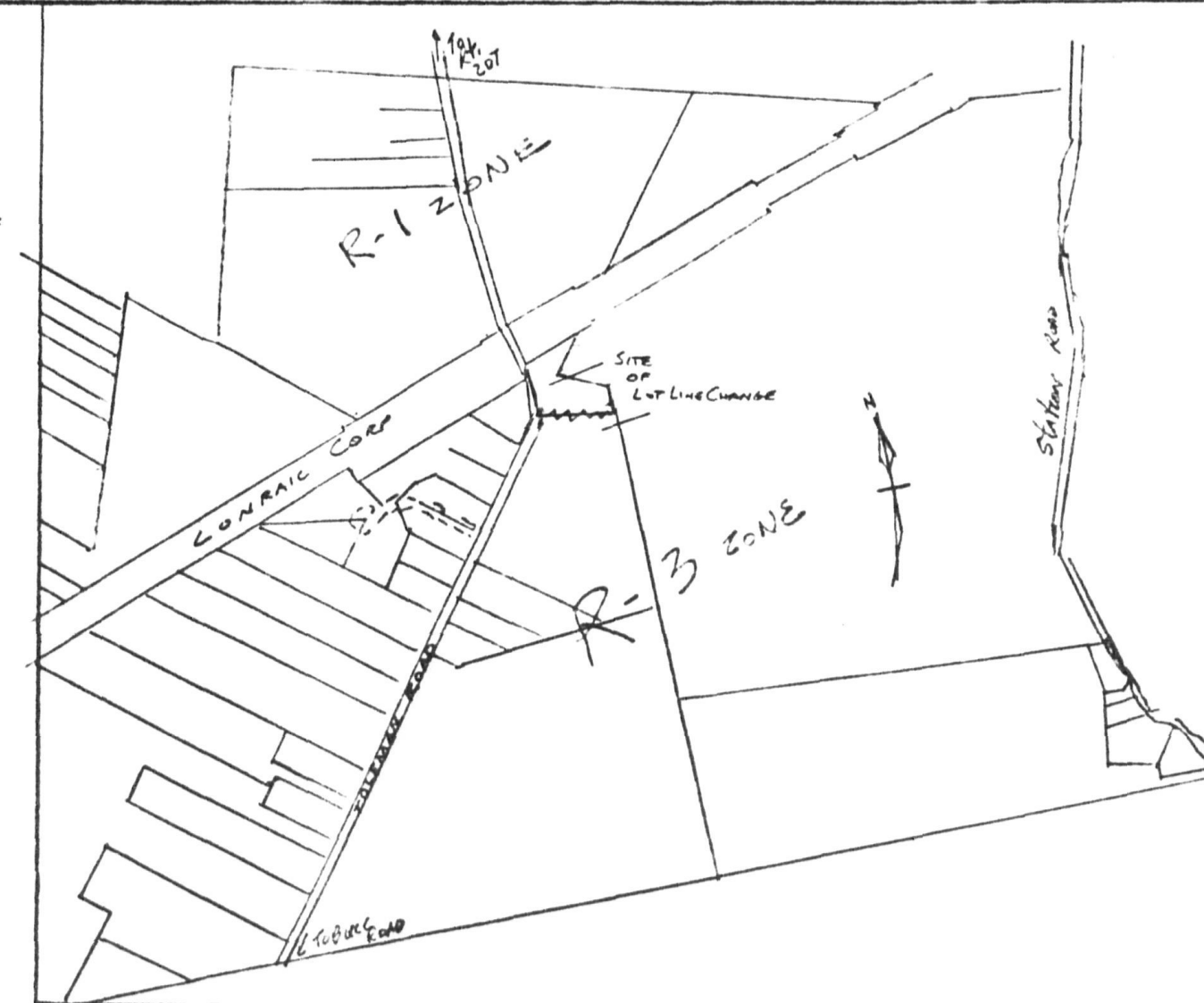
RICHARD DEKAY L.S. 36168
 LAND SURVEYOR (SPECIAL EXEMPTION 7208 N)
 4 DYER LANE
 P.O. Box 313
 CORNWALL, N.Y. 12518
 TEL 845-534-8127
 FAX 845-534-4370

NOTES

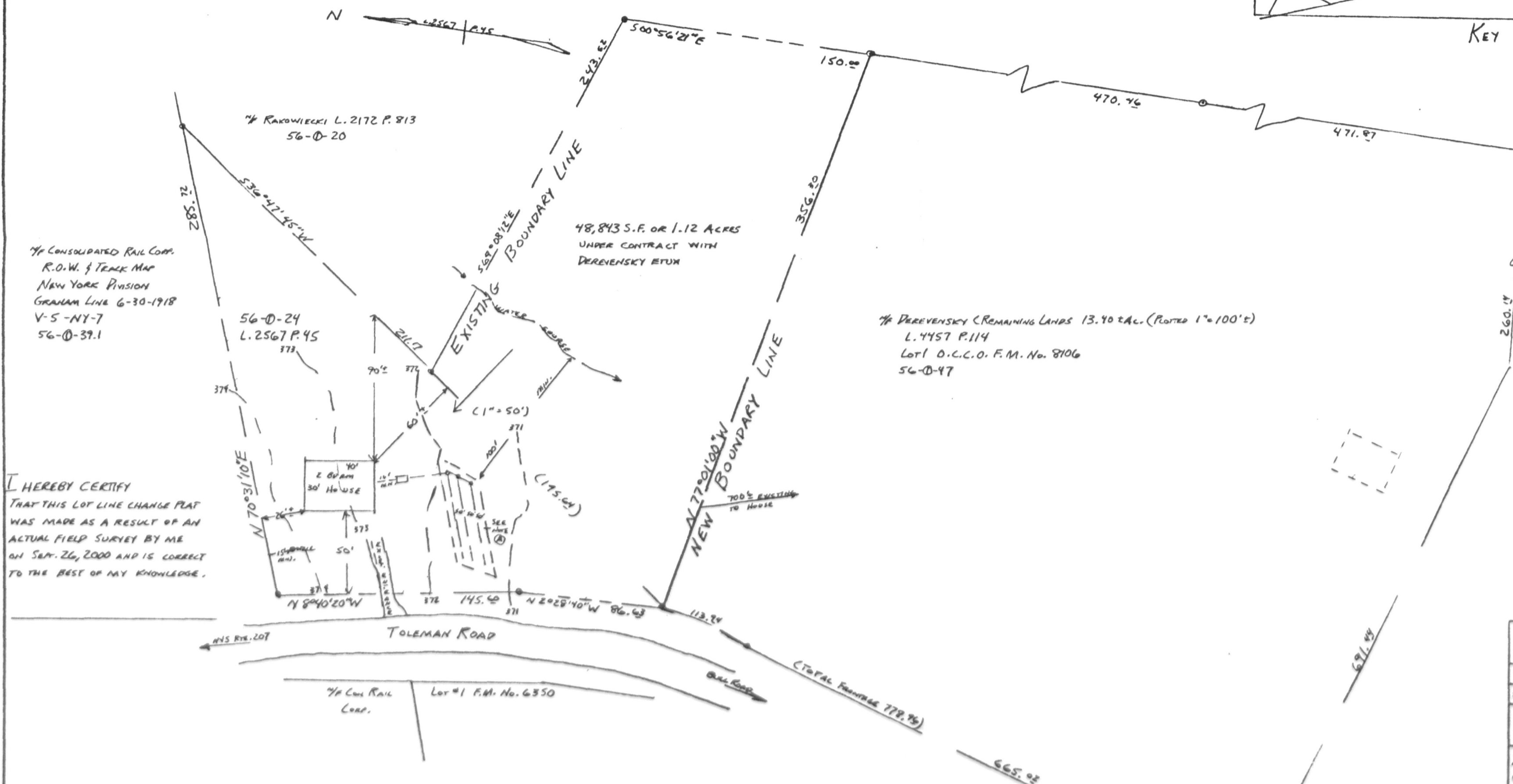
- ② : PAVED AREA FOR SEWAGE DISPOSAL SYSTEM TO BE UNPAVED BY SELECT FILL SO AS TO PERCOLATE AT RATE OF 1" FALL IN 10 MINUTES (MIN. 18" RUN OF BANK)
- ③ : FINAL GRADING AROUND S.O.S. AREA TO HAVE BERM TO DEFLECT STORM WATER AWAY.
- ④ : 2 BEDROOM HOUSE REQUIRES 130 GAL/DAY MIN. 145 LINEAL FEET OF 24" WIDE TRENCH L3 LATERALS @ 50'± (150' PROVIDED) MIN. 6' ON CENTER . 090 GAL/DAY/S.F.
- ⑤ : ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF HEALTH STANDARDS AND THE PROVISIONS OF THE PUBLIC HEALTH LAW.
- ⑥ : ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED BY A NEW YORK STATE LICENSED DESIGN PROFESSIONAL AND APPROVED BY THE TOWN OF NEW WINDSOR BUILDING INSPECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE SYSTEM SHALL BE INSPECTED DURING CONSTRUCTION AND CERTIFIED AS TO CONFORMANCE TO DESIGN BY THE DESIGN PROFESSIONAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

APPLICANT : TIMOTHY J. LYONS
 P.O. Box 16
 SAUSBURY MILLS N.Y. 12577

OWNER OF RECORD : RICHARD AND LAURA DEREVENSKY
 No. 184 TOLEMAN ROAD
 WASHINGTONVILLE, N.Y. 10992



KEY LOCATION MAP - 1" = 800'±



I HEREBY CERTIFY
 THAT THIS LOT LINE CHANGE PLAT
 WAS MADE AS A RESULT OF AN
 ACTUAL FIELD SURVEY BY ME
 ON SEP. 26, 2000 AND IS CORRECT
 TO THE BEST OF MY KNOWLEDGE.

ZONING BULK TABLE PROPERTY LOCATED IN R-3 ZONE (USE GROUP 6)									
	MIN. LOT AREA	LOT WIDTH	FRONT YARD SETBACK	REAR YARD SETBACK	STREET FRONTAGE	MIN. FRONT SETBACK	MIN. LOT AREA	MIN. LOT AREA	MAX. LOT AREA
REQUIRED	80,000	125'	45'	20'/40'	50'	70'	35'	1/4	1,200
PROPOSED	80,427	250'±	50'	26'/86'	90'±	232.43	25'±	1/4	1,200±
	1.84± AC.								

LOT LINE CHANGE	
DATE: DEC. 9th 2001	DRAWN BY: RBD
SCALE: 1" = 50' / 1" = 100'	FOR
TIMOTHY J. LYONS	
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK STATE	
APPROVAL GRANTED BY TOWN OF NEW WINDSOR	
By: <i>[Signature]</i> James Petro, Jr. Chairman	
By: <i>[Signature]</i> James Brennan, Secretary	
RECEIVED FOR PLANNING BOARD APPROVAL STAMP	